

HOUSE No. 3856

By Mr. Stanley of Waltham, petition of Thomas M. Stanley and others for an investigation by a special committee relative to the disposition of certain land of the Middlesex County Hospital. Bonding, Capital Expenditures and State Assets.

The Commonwealth of Massachusetts

PETITION OF:

Thomas M. Stanley Susan C. Fargo
Jay R. Kaufman

In the Year Two Thousand and Five.

AN ACT RELATIVE TO MIDDLESEX COUNTY HOSPITAL.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

- 1 There is hereby established a Middlesex County Hospital land
- 2 use committee. The committee shall include the Lexington
- 3 Selectman residing closest to the property in question, who shall
- 4 serve as chair of the committee, six other members whom shall be
- 5 either residents or officials of the Town of Lexington and
- 6 appointed by the Lexington Board of Selectmen, the mayor of the
- 7 city of Waltham, or her designee, the city councilor of Waltham
- 8 ward three, a member who shall be a resident or official of the
- 9 city of Waltham, and the commissioner of the state division of
- 10 capital asset management and maintenance or his designee.
- 11 The committee shall be responsible for representing the inter-
- 12 ests of the town of Lexington and City of Waltham in all negotia-
- 13 tions with the division of capital asset management and
- 14 maintenance relative to the use of the property (lot 1 and lot 2).
- 15 The committee shall, with the assistance of the division, develop a
- 16 comprehensive plan for the property, which shall provide a
- 17 detailed description, by parcel, of how the property shall be used.
- 18 The plan shall include a description of any potential environ-
- 19 mental degradation of the property, along with a proposal for

20 environmental remediation, and a proposed cost for the cleanup
21 including, but not limited to, any building demolition required on
22 the site. The goals of the plan may include, and be limited to,
23 preservation of open space, creation of affordable housing, and
24 any other applicable community priorities. The process the com-
25 mittee shall follow is to be determined by a majority vote of its
26 members and must include a public hearing at the beginning of the
27 process to solicit comments, ideas and use proposals and before
28 final adoption of proposal by the committee. The committee shall
29 develop a framework, with guidelines and parameters, as to the
30 use of the property.

31 The committee may appoint subcommittees to review particular
32 subjects within the framework of the study, and may assign a sub-
33 committee to produce a detailed use proposal. Upon approval by
34 the committee, the plan shall be presented to the Waltham city
35 council and Lexington Board of Selectmen for approval, and, if
36 endorsed by majority vote of the council and Board of Selectmen,
37 filed with the division of capital asset management and mainte-
38 nance. If the division does not adopt the committee's recommen-
39 dation for the use of the land, then it shall file notice with the
40 House and Senate Committees on Ways and Means at least 180
41 days prior to any transfer or change of use of the land.

42 There is hereby appropriated \$50,000 be expended for planning
43 studies and/or consultants as recommended by a majority vote of
44 the Middlesex County Hospital land use committee.